

CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of the UG2, LLC Redevelopment Agreement (the "Agreement") dated as of May 15, 2008, by and between the City of Chicago, an Illinois municipal corporation (the "City"), and, UG2, LLC, an Illinois limited liability corporation (the "Developer"), the City, by and through its Department of Planning and Development hereby certifies as follows:

1. Completion of the Project. The Developer has fulfilled its obligation to complete the Project (as defined in the Agreement) located on the property legally described on Exhibit C hereto, and the address of which is described on Exhibit B, in accordance with the terms of the Agreement.

2. Other provisions of the Agreement; no waiver. Except with respect to the terms of the Agreement specifically related to the Developer's obligation to complete the Project, which the City hereby certifies have been satisfied: (a) all executory terms and conditions of the Agreement and all representations and covenants contained therein remain in force and effect; and (b) the issuance of this certificate shall not be construed as a waiver by the City of any of its rights and remedies pursuant to such executory terms.

IN WITNESS WHEREOF, the City has caused this Certificate of Completion to be executed this 15th day of May, 2008.

CITY OF CHICAGO

By: 
Jeff C. Streder
Deputy Commissioner
Department of Planning and Development

EXHIBIT A
To Certificate of Completion dated 15th day of May, 2008

Legal Description of the
Project as defined in the UG2 Redevelopment Agreement

The legal description of the property as defined in the UG2 Redevelopment Agreement dated as of May 15, 2008):

LOTS 1, 2, 3 AND THE NORTH 8 1/3 FEET OF LOT 4 IN R.B. FARSON'S SUBDIVISION OF THE NORTH 26 RODS AND 11 FEET OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE NORTH 26 RODS AND 11 FEET OF THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CENTER LINE OF CLARK STREET, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

Street Address of the
Project as defined in the UG2 Redevelopment Agreement

Street Address commonly
known as:

1401—1405 W. Devon Avenue, Chicago, Illinois 60660

Permanent Index Number(s):

14-05-101-029
14-05-101-030